

LUNENBURG PLANNING BOARD

TOWN OF LUNENBURG

Emerick R. Bakaysa, Chair
Joanna L. Bilotta-Simeone, Vice-Chair
Thomas W. Bodkin, Jr., Clk.
Robert J. Saiia, Mbr.
Nathan J. Lockwood, Mbr.
Marion M. Benson, Planning Director



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Minutes
February 27, 2012

Meeting Posted: Yes

Place: Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA 01462

Time: 6:30 PM

Handwritten notes:
CWB
MQ minor corrections 17-2
TS JDB

Present: Emerick R. Bakaysa, Joanna L. Bilotta-Simeone, Thomas W. Bodkin Jr., Robert J. Saiia, Nathan J. Lockwood, Marion M. Benson

ANR, 821 Leominster Road- Plan signed by Board. Review comments as follows: Assessor's Office- 14.4 acres, Map 119, Parcel 7, sale date 11-3-11, Book 7507, Page 311, no Chapter Land, some discrepancy in measurements of lot according to Assessor Maps. These maps were AcC which means calculated, no plans were used in calculation. Building Official- lot area, width and frontage okay. Board of Health- no issues. Sewer Commission- N/A.

MINUTES – APPROVAL: Motion, Ms. Bilotta-Simeone, Second, Mr. Lockwood, to approve minutes of 2-6-12, Executive 2-6-12, 2-27-12, and 2-27-12 EPG Information Meeting Continuation, Motion passed.

APPOINTMENT: 263 Elmwood Road, Attorney Levine- Attorney Levine requested an appointment with the Planning Board concerning Zoning Bylaw, Section 6.6.14. Hazardous Materials, Sub Section 6.6.14.3. Ms. Benson noted to Mr. Bakaysa that a correspondence was received from Town Counsel that in essence, recommended the Planning Board not take up the matter as there is no matter properly before them. Town Counsel correspondence was read into record and is attached. The Zoning Board of Appeals has heard the request of an aggrieved party and has rendered a decision of denial. Attorney Levine spoke. Discussion ensued with inquiries of whether or not executive session discussion and/or research in the matter should be done. Board concluded the matter was not appropriate for executive session, research, inspections, etc. This was already done with a determination by the Zoning Board of Appeals; therefore the matter was not appropriately before the Planning Board as requested and presented to the Board by Attorney Levine. Discussion was closed.

NOTICES AND COMMUNICATIONS:

MRPC Request for Service Delivery Amendment #1- Notes change in proposal due date from February 22nd to March 21st.

Conservation Commission- Noted Determinations of Applicability for 386 Sunset Lane to replace stockade fence along property line and for 98 Whiting Street to expand back and side yards next to wetlands resource area with no Order of Conditions. Noted three Certificates of Compliance for 261 Whalom Road, 70 Fire Road 24B and 220 Page Street. Also noted agenda which notes public meeting continuation with EPG Solar, 8:00 PM, March 7th.

Kevin O'Brien, O'Brien Homes- Ms. Benson noted written request from Mr. O'Brien for a listing of Board approved subdivisions within the past ten years in Lunenburg. List has been compiled and will be sent to Mr. O'Brien via certified mail.

COMMITTEE REPORTS:

MJTC-No report

MRPC- No report

DPW Building Committee- Ms. Bilotta-Simeone noted the building was in completion status. Ms. Benson noted progress reports show the completion of electrical and plumbing elements.

School Building Committee- Mr. Lockwood referred to the Lunenburg Ledger's (local newspaper) latest summary as accurately reflecting the Committee's progress.

Green Community Task Force (GCTF)- Ms. Benson reported that articles were being submitted to the news media to better inform the public as to the five elements that constitute a Green Community.

PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:

Sprint Spectrum, 2005 Massachusetts Avenue- Application is in review. Ms. Benson noted many wireless providers are updating their antennas. The Application will not require a new Special Permit if no new antennas are being requested. The Application will need a third party review to assure the replacements meet all criteria.

Verizon Wireless, 621 Chase Road- Application is in review. Process will be same as noted above for Sprint Spectrum.

Open Space Ad Hoc Committee – Agricultural- Ms. Benson noted the Ad Hoc Committee will hold a meeting with the farmers to discuss their participation in presenting an Agricultural Commission and "Right to Farm" bylaw. The Open Space and Recreation Plan lists this as an item to implement for the purpose of giving the farming community a voice and assistance to keep local farming part of the community.

Caucus- March 19th, 7:00 PM, THMS.

May 2012 Town Meeting- May 5th, 9:00 AM, High School.

DEVELOPMENT STATUS REPORTS:

EPG Solar, 194 Electric Avenue- EPG Solar is on the Conservation Commission's agenda for March 7th. Continued Information Meeting for the Planning Board will be held March 26th.

Asian Imperial, 332 Massachusetts Avenue- Project engineer is awaiting foundation plans. The Reviewing Engineer for the Development Plan Review is Jesse Johnson, David E. Ross Associates.

DPW Facility, Chase Road- See above DPW Building Committee report.

Emerald Place at Lake Whalom, 10 Lakefront- Reports show that minor work is being done on the fourth villa foundation. Delivery of boxes will be on site for villa units #16, 18, 20, and 22.

Tri Town Landing, Youngs Road- A request from Great Bridges Properties for a new license agreement for the access road to proposed Building 3 was referred to the Town Manager, Ms. Speidel. Ms. Speidel has forwarded the request to Town Counsel. It is anticipated that construction of Building 3 will commence this spring.

MEETING SCHEDULE:

March 12 – New England Farms Information Meeting followed by Planning Board meeting, Town Hall

March 26 – EPG Solar Information Meeting (cont'd) followed by Planning Board meeting, Town Hall

ADJOURNMENT: Motion, Ms. Bilotta-Simeone, Second, Mr. Saiia, Motion passed. Adjourned 8:35 PM.